



401 RICHARDSON AVENUE
CARLINGWOOD

ROOM DIMENSIONS

ROOM	DIMENSIONS	DESCRIPTION
MAIN FLOOR		
• FOYER	• 6'2" x 4'7"	• Ceramic tile floor, double clothes closet, overhead light
• LIVING ROOM	• 16'7" x 13'4"	• Hardwood floor, 2 oversized picture windows
• DINING ROOM	• 11'9" x 9'5"	• Hardwood floor, overhead light
• KITCHEN	• 19'11" x 10'5"	• Ceramic tile floor, "U" shaped kitchen with quartz counters, pot drawers, pull outs, ceramic tile backsplash, under cabinet lighting, breakfast area
• POWDER ROOM	• 7'6" x 5'1"	• Ceramic tile floor, single sink with extralong vanity and storage cabinet beneath
• BEDROOM/OFFICE	• 12'4" x 10'8"	• Hardwood floor, single clothes closet , overhead light
2ND FLOOR		
• PRIMARY BEDROOM	• 13' x 13'11"	• Hardwood floor, overhead light
• WALK-IN CLOSET		• Hardwood floor, overhead light, closet organizers
• ENSUITE BATH (3-PIECE)	• 7'7" x 10'4"	• Heated marble tiled floor, double glass shower with marble tiled enclosure, makeup counter with mirror and built-in shelving, built-in medicine cabinets, pedestal sink with mirror above
• BEDROOM	• 15'1" x 8'8"	• Hardwood floor, double clothes closet
• BEDROOM	• 15'1" x 8'3"	• Hardwood floor, double clothes closet
• BATHROOM (4-PIECE)	• 7'8" x 10'4"	• Tub/shower, (whirlpool jet tub), double vanity quartz countertop, heated ceramic tile floor
• LAUNDRY CLOSET		• Located in main bathroom (full sized side by side), installed wall shelving
BASEMENT		
• MEDIA ROOM	• 19'9" x 16'	• Sheet vinyl flooring, divider sliding doors to gym/office
• GYM / OFFICE	• 11'9" x 10'5"	• Concrete floor,
• SAUNA / 1-PIECE BATH	• 12'9" x 6'11"	• Shower (ceramic tiled enclosure), Sauna installed (gas outlet available for future heating unit)
• KITCHENETTE/UTILITY ROOM	• 12' x 10'4"	• Counter with sink and storage cabinetry, outlets available for additional laundry area
• BATHROOM (2-PIECE)	• 4'11" x 12'	• Concrete floor, toilet, plus sink
• FURNACE ROOM / WORKSHOP	• 11'7" x 12'7"	• Concrete floor





FEATURES & UPGRADES

- Roof shingles (2006)
- Vinyl-clad, thermopane windows (2010)
- Kitchen renovation (2010)
- 2nd Floor bathrooms renovated (2010)
- Hardscaping at the front and rear including walkway and patio (2021)
- Hardwood floors (2010),
- Front and back insulated exterior doors (2010)
- Sprinkler irrigation system installed (2021)
- Covered front and rear porch entry
- Fully fenced side & rear garden with gate entry
- Raised planters for growing vegetables and herbs
- Heated floors in both bathrooms on 2nd floor
- Possible 2nd kitchen in basement



FLOOR PLANS



DETAILS

LEGAL DESCRIPTION: PT LTS 67 & 68, PL 293 , AS IN NS158008 ; OTTAWA/NEPEAN
PIN: 039690081

LOT SIZE: 63.80 ft x 88.60 ft

HEATING: Natural gas, forced air

COOLING: Central air

PARKING: 1 Car detached garage, + driveway

INCLUSIONS: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, all installed light fixtures, Raised Planters in garden, All Window Treatments, irrigation system, Hot water tank, Sump pump

YEAR BUILT: 1948

TAXES: \$6,335.12 / 2026

